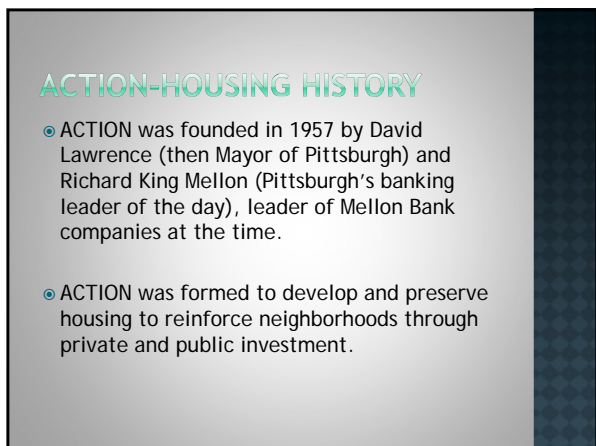


WHO IS ACTION-HOUSING?

- ACTION is a regional nonprofit developer of affordable housing for families, special need populations and the elderly.
- ACTION is a management entity that provides direct physical management of properties through Supportive Housing Management Services.
 - ACTION operates:
 - 1,000 units of senior housing
 - 600 units of housing for special needs populations
 - 400 units of housing for families and general occupancy
- ACTION provides supportive services that assist people find self-sufficiency.



ACTION-HOUSING HISTORY

- ACTION was founded in 1957 by David Lawrence (then Mayor of Pittsburgh) and Richard King Mellon (Pittsburgh's banking leader of the day), leader of Mellon Bank companies at the time.
- ACTION was formed to develop and preserve housing to reinforce neighborhoods through private and public investment.

PITTSBURGH HOUSING MARKET

- Balanced housing market
- Modest economic growth over long period of time
- Economy has changed from heavy industry to one focused on:
 - Financial services
 - Artificial intelligence
 - Health care
 - Technology
- Marcellus Shale is increasing rental housing demand in rural areas outside of the city

PRICE CHARACTERISTICS OF PGH

- Average rental cost for 1 bedroom apartment: \$545.00
- Average rental cost for two bedroom apartment: \$700.00
- Median sales price for single family existing home: \$121,000
- Median sales price for new single family construction: \$184,125



WOOD STREET COMMONS

Former downtown Pittsburgh YMCA that also housed Allegheny County Human Services Department (DHS) as the commercial tenant. DHS provided above market rent to sustain the building.

16 story building with 258 SRO units and six floors/55,000 sq. ft of commercial space.

Building foreclosed on by lender in 2009.

ACTION created a new ownership entity to restructure the financing of the property.

WOOD STREET FINANCING -PHASE ONE

Sources: \$7.4 Million

- Acquisition and rehabilitation financing (NSP) from City, County, and State: **\$3.5 Million**
- Energy improvements through State funded Weatherization Assistance Program (Pennsylvania Housing Finance Agency): **\$1.5 Million**
- City of Pittsburgh and Allegheny County Community Development Block Grant: **\$1.4 Million**
- Allegheny County Department of Human Services, Community Care: **\$1 Million**

Uses: \$7.4 Million

- Building acquisition: **\$3.2 Million**
- Building system & residential improvements: **\$4.2 Million**

WOOD STREET FINANCING -PHASE TWO (PROJECTED)

Sources: \$7 Million

- Redevelopment Capital Assistance Grant: **\$3.0 Million**
- New Market Tax Credit Net Investment: **\$1 Million**
- Historic Tax Credit Investment: **\$1.2 Million**
- Residence of Wood Street Equity (public and private grants to RWS): **\$1.8 Million**

Uses: renovation of 55,000 sq/ft commercial space with target rent of \$16 sq/ft, project hard and soft rent-up costs of \$7 Million.

- Architectural and Engineering: **\$432,379.00**
- Commercial "Box": **\$4,812,619.00**
- Tenant Improvement Allowance: **\$1,263,888.00**
- Fees: **\$138,400.00**
- Soft costs & Holding: **\$170,790.00**
- Miscellaneous: **\$181,924.00**

PRINCETON BLVD, WILKINSBURG PA, BEFORE PHOTO



After Photograph



PRINCETON BLVD, WILKINSBURG PA

Single family renovation for family reunification program.

Financing of development cost of \$210,000 by NSP for acquisition and all construction.

Creates long-term useful life and positive impact on neighborhood.

Hosanna House will keep the month-to-month lease for family reunification project.

SCATTERED SITE HOUSING - RESIDENTIAL RESOURCES

- Created in 1988 to acquire and manage properties for Department of Human Services.
 - Owns and operated 145 scattered sites throughout Allegheny County with 3-4 residents per unit.
- Provides housing for people with disabilities
 - Mental Health
 - Mental Retardation
 - Physical Disabilities
- Management Operation Designed for Scattered Site:
 - Management
 - Maintenance of building
 - Site maintenance

LARGE SCALE EXAMPLES OF SCATTERED SITE RENTAL

- Australian Housing & UK Housing Association
 - 45% Single Family Scattered Site
 - 50% Scattered Site
- Characteristics of large scale scattered site:
 - Corporate versus project funding
 - Residents assume more maintenance /Grounds Upkeep
 - Central call centers for maintenance
 - Resident pay "market value"
 - Organizations acquire existing properties to build inventory

THANK YOU

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